less but positively dangerous. The question is, whether what the plaintiff has done is utterly useless and of no effect, or whether the party is entitled to anything, and if so, what? It may be that he is entitled to 8*l*., or that the work is not worth 8*s*. It is entirely a question of *quantum meruit*.

Mr. John Gouldham, clerk of Billingsgate-market, was of opinion that the piles were not driven a sufficient depth. The witness stated that it was found necessary to secure them to the platform with bolts.

The defendant's nephew deposed that the plaintiff cut the timber shorter than he was directed. Witness urged him to complete the work before the commencement of the oyster season, in order that the bolts might be fixed, but for which there would have been no necessity had the work been properly done.

His Honour said, that the last witness put the defendant's case completely out of court. The only case for the defendant was, that the work was of no use, when, in plain English, it has been used ever since. He quite agreed in the abstract principle urged by the defendant's attorney, that a man who undertakes to do work, undertakes to do it properly. But where was the City carpenter sleeping all this time? He was the contractor, and was bound, in the discharge of his duty, to see that the work was properly done. It was not only the authority to which he (his Honour) had been referred, but there was an abundance of cases, in which it was held that a man cannot recover upon a *quantum meruit*, unless he prove the work to be of some value. In the case which had been cited, the wall was not only of no value, but worse than useless, and it was upon that principle the case was decided. A party must not only go the length of saying that the work is of no use whatever, but that it has not been used for the purpose for which it was intended. In this case the piles were used; and could it be said that the man was to have nothing at all? The action here was not upon a special contract, but upon a general order, and it was perfectly clear that the piles had been used up to the present time. Everything that had been set up in law in support of the defendant's case had been beaten down by his own witnesses. The plaintiff was clearly entitled to recover, and he (his Honour) should order the amount to be paid immediately. The real history of the case was, the Board of Works were not satisfied with the defendant, and he had thrown the blame upon the plaintiff.

IMPROVED DWELLINGS FOR THE POOR.

The last report of the *Society for Improving the Condition of the Labouring Classes* gives the following instances of measures now being taken:—

Some time since a deputation from the East and West India Dock Company visited the society's lodging-houses, and also the family houses at Bagnigge-wells: the deputation consisted of John Scott, Esq. chairman; Edward M. Danube, Esq., deputy chairman; Edward Knight, Esq., superintendent; and B. Martin, Esq., engineer. The result has been the erection of about sixty model-houses for workmen in the docks, near the West India Dock station on the Blackwall Railway, consisting of two and four rooms each; the rent of the two-roomed houses being 2*s*. 3*d*. and 2*s*. 6*d*. per week, and for the four-roomed houses, 4*s*. to 4*s*. 8*d*. per week: they are now completed and tenanted, and present altogether a most comfortable appearance. The Company have also, within a few rods of the above dwellings, set out forty allotment gardens, of about 12 poles each, with which the tenants are much pleased.

The Earl of Abergavenny, the Baroness Le Despencer, and the Marquis Camden, have commenced building new cottages on their estates. The Marquis Camden has just completed a pair, near the first station from Tunbridge Wells, on the Hastings Railway, with three sleeping-rooms to each, which the steward, W. Roper, Esq., informed the agent did not cost more than 120*l*., and which he considered might be built anywhere for 150*l*.

The Messrs. Randall, of Maiden-lane, King's-cross, are rebuilding the whole of their workmen's cottages. Nine have been completed, five are in progress, and about ten more remain to be done.

The agent has also inspected the new iron model lodging-house for very respectable mechanics, erected also in Maiden-lane, by a gentleman from Liverpool, and which was proposed to be opened on Wednesday, the 20th ult. It is intended for fifty-six lodgers. The interior has much the appearance of a ship's cabin, very neatly fitted up. The building alone (which is 75 feet by 25 feet) cost about 700*l*.

Books.

The Industrial Arts of the Nineteenth Century. By M. Digby Wyatt, Architect. Part I. London, 1851: Day and Son, Lincoln's-inn-fields.

The intention of this work is to present a faithful record of the characteristics of those productions displayed at the Great Exhibition which best illustrate the present condition of the Industrial Arts, accompanied by such descriptive matter as the taste and knowledge of Mr. Wyatt may supply. The first part contains four plates, beautifully lithographed in colours by Day and Son, viz., Kiss's "Amazon," specimens of lacquer work from Lahore, dagger and sheath in Damascene work, and specimens of embroidery from Tunis. To the author we suggest the value of a scale to the drawings, or other means of learning the actual size of the original; and to the publisher, the introduction of tissue paper. In our copy we have a double of the dagger on the letter-press opposite.

As an example of the written matter, we give a passage from the introduction: the writer is speaking of the coincidence observable between the mental and physical requirements of nations and the development of appropriate manufactures,—the forms and processes of which have been from age to age commemorated on great occasions: he says,—

"There can be little doubt that what the Olympic games and the imperial solemnities and triumphs were to Greece and Rome, her expositions have been to France. As the traditions of the industrial arts of Greece and Rome faded away, and new processes were developed by the Christian element, the carvers, the painters, the embroiderers, the mosaic-workers, and goldsmiths of Byzantium held their festival in the inauguration of Santa Sophia. In the glorious feasts of Haroun-el-Raschid, the oriental variations from Greek practice asserted their independent existence. The sum of the modifications induced by lapse of years on the fountain of art workmanship springing from these sources were respectively represented in the inauguration of the cathedral of St. Denis and the mosque of Cordoba, the former illustrating the nascent processes of Gothic, the latter of Moorish art, the former of these two series of processes to accomplish their destiny, and reach their climax, in the construction of Cologne Cathedral, the latter in that of the Alhambra. The great religious anniversaries of the middle ages were so many vast fairs at which exhibitions of industry took place: the glorious festivals and *mascherate* of Sienna, Florence, Pisa, and Venice, were celebrations of the first triumphs of commercial enterprise, and their records, perhaps, better illustrate conditions of mediæval supply and demand than those of any other states throughout Europe."

If carried out as it is begun, this will make a truly beautiful work.

The Plate Glass Dealers and Builders' Assistant. London: Blades and Co.

A useful tariff and ready reckoner for plate glass, which should have the effect, at all events, of pointing out at what small cost the great advantage of plate glass may now be obtained.

New National Gallery.—The commission appointed to consider the question of a new site, report that they give the preference to one on the side of Kensington Gardens adjoining the Bayswater-road. A paddock between Kensington Palace and that road would have also been recommended, but, though not within the boundary of the gardens, it would necessitate the destruction of many beautiful trees, and also interfere with the gardens.

Miscellanea.

The Sub-marine Telegraph.—The cable telegraph appears to have been a bungled business altogether, being not only blemished with "imperfect or dangerous" junctions, but actually half a mile too short! The worst of it, too, is, that it was precisely where it has run short, namely, close to the French coast, that the former line got chafed and broken amongst the rocks, necessitating the formation of this very cable which has thus run short of the spot whose dangers it was formed to compete with! Moreover, it appears that even in the mere running of it out, such was the tenderness of the article, that in clearing hitches, into which it somehow got entangled, "the general impression on board was *that some portions of the uncoiled strand must have pierced the gutta percha covering, and touching the copper wires* have destroyed the insulation." It was found, certainly, that, in the meantime, the insulation still exists, but what sort of instrument is this to brave the dangers in store for it, if thus liable to utter destruction even in the laying of it down! As to the "joins" or imperfections in it at intervals, it would appear from what is said of them that the "cable" does not merit the name it bears; at least we never heard of such imperfections or such out-and-out "joins" at any one or more intervals in any line of new cable, however long. The *Morning Herald*, we observe, closes a long detail of the mishaps which occurred in paying it out, by saying very dubiously, "The question is, how long will this submarine electric telegraph last?" This is indeed a dubious question. But it remains to be seen yet how the dangers of the French coast are to be met at all; for these are just where they were, a mere gutta-perchaed wire being spliced on to the end of the cable and run ashore as before.——The *Spectator* describes a renewed attempt to remedy "the cutting in two of the telegraphic cord on the rocks forming the French shore." This consists in simply stringing on a gutta-perchaed wire a series of cast-iron beads or bored balls and cylinders or bugles. Here it does not seem to be observed, that not only would the whole strain still rest on the mere gutta-perchaed wire, but the evil would be increased both by the weight of the cast-iron and the constant friction of the "beads and bugles" on the gutta-percha.

Builders' Benevolent Institution.—As would be observed by many of our readers in our impression of 13th inst., the fourth anniversary dinner of this now well-established and thriving institution has been announced for Wednesday, the 29th inst., at the London Tavern. It is very desirable that a strong and imposing body of stewards should be now enlisted, and as the sole liability of any one steward consists merely in a one-guinea ticket, for which the London Tavern provides him with an excellent if not an irresistible *quid pro quo*, we hope that gentlemen desirous of promoting the interests of this beneficent and valuable institution by becoming stewards, will be pleased to forward their names to the secretary without delay. The chairman to be supported on the occasion, as already announced, is Mr. T. Grissell, the president of the institution.

Institution for Decayed London Merchants.—An edifice is in course of erection at Rowlands Castle, Hampshire, to be called Stansted College, and to be devoted to the maintenance of "six decayed merchants of the City of London, having no resources of their own, or an income not exceeding 20*l*. a-year, being widowers or bachelors of good character, and Protestants, above sixty years of age." The building is expected to be ready for habitation early in the ensuing spring. The inmates are to receive each 40*l*. yearly, with a monthly allowance of 6*l*. towards the expenses of a common table, and coals. Provision has also been made for the remuneration of a chaplain, medical officer, and servants, and certain trustees, in whose names 20,000*l*. have been invested by Mr. Charles Dixon, of Stansted, Sussex, as a fund for the purpose.

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